

# Staff Summary Report



To: Mayor and City Council  
Through: City Manager

Agenda Item Number 65  
Meeting Date: 12/14/00

**SUBJECT:** HAYDEN COVE #ZON-2000.11 #SPD-2000.66 #SBD-2000.67

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner I (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** This is the second public hearing for Hayden Cove for a zoning change, Preliminary Planned Area Development and a Final Subdivision Plat at 1930 East Hayden Lane.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **HAYDEN COVE** (Mark Hardy Marlor Homes, property owner) for a zone change, a Preliminary Planned Area Development and a Final Subdivision Plat at 1930 East Hayden Lane, for the development of 26 townhomes on 2.2 net acres. The following approvals are requested from the City of Tempe.

- a. **#ZON-2000.11 ORDINANCE NO. 808.2000.12** A zoning change from R-3 Multi-Family Residence Limited to R1-PAD One Family Residential.
- b. **#SPD-2000.66** A Preliminary Planned Area Development for 26 townhomes on 2.2 net acres.
- c. **#SBD-2000.67 A Final Subdivision Plat consisting of 26 lots and 1 tract on 2.2 net acres.**

Document Name: 20001214devsrh09

Supporting Documents: Yes

**SUMMARY:** The owner is requesting a zoning change from R-3 Multi-Family Residence Limited to R1-PAD Single Family Residential, a Preliminary P.A.D. and a Final Plat for 26 townhomes located at 1930 East Hayden Lane. This proposal is located in the Apache Boulevard Redevelopment Project Area and appears to be consistent with Apache Boulevard Redevelopment Plan and also with the General Plan 2020 Land Use Guidelines. This project will provide new ownership opportunities for this sector of the City. The zoning change should not be detrimental to the surrounding neighbors and property owners in the immediate vicinity. The proposed development plan and subdivision plat appears to be of an acceptable quality. Therefore, staff is recommending approval with conditions and to date, no public input has been received. Planning Commission approved the zoning change from R-3 to R1-PAD by a 7-0 vote and the Preliminary P.A.D. and Final Subdivision Plat by a 6-1 vote at their meeting on October 24, 2000. **Note: The first public hearing for this request was held on November 16, 2000.**

**RECOMMENDATION:** Staff – Approval, subject to conditions  
Public – None to date

- ATTACHMENTS:**
- 1 List of Attachments
  - 2 History & Facts / Description
  - 3 General Pan Conformance / Comments / Reasons of Approval
  - 4-5 Conditions of Approval
  - 6 Location Map
  - 7 Final Subdivision Plat
  - 8 Preliminary PAD
  - 9 Elevations
  - 10 Floor Plan
  - 11 Conceptual Landscape Plan
  - 12 Previously Approved P.A.D.
  - 13 Letter of Explanation/Intent
  - 14 Ord. No. 808.2000.12
  - 15 Planning Commission Minutes (October 24, 2000)

## **HISTORY & FACTS:**

<u>September 27, 1979.</u>	Board of Adjustment approved the variances requested by Al Stevens for the following variances at 1946 – 1948 East Hayden Lane, in the R-3 Multi-Family Residence Limited District. <ol style="list-style-type: none"><li>Variance to reduce the required front yard setback from 25 feet to a minimum of 6 feet for 6 buildings;</li><li>Variance to reduce the required 30 foot separation (courtyards) between a two story building to 17 feet;</li><li>Variance to permit parking and maneuvering area in the required front yard setback.</li></ol>
<u>November 29, 1979.</u>	City Council approved the site plan for the Jack Lyons Apartments (Galleon Cove).
<u>June 10, 1980.</u>	Planning Commission recommended approval of the 48 unit project subject to conditions.
<u>June 4, 1981.</u>	Galleon Cove Condominiums recorded the site plan and floor plans for 48, 2 bedroom units on 2.46 acres with variances.
<u>April 16, 1986.</u>	Design Review Board continued the request for building elevations, and landscape plans, for Galleon Cove Condominiums.
<u>October 24, 2000.</u>	Planning Commission approved the zoning change from R-3 to R1-PAD by a 7-0 vote and the Preliminary P.A.D. and Final Subdivision Plat by a 6-1 vote.
<u>November 16, 2000.</u>	City Council held their first public hearing for this request.

**DESCRIPTION:** Owner – Marlor Homes, Mark Hardy  
Applicant – Mark Hardy  
Architect – Saber Design Group  
Engineer – Landmark Engineering, Inc.  
Existing zoning – R-3  
Proposed zoning – R1-PAD  
Total site area – 2.2 net acres  
Number of units/lots proposed – 26  
Number of tracts proposed – 1  
Density proposed – 11.8 du/acre  
Total bldg. area – 30,914 s.f.  
Landscaping – 50.5%

**GENERAL PLAN  
CONFORMANCE:**

**General Plan 2020** indicates this site as **Residential** at more than 8 units per acre. The proposed density for this townhouse project is at 12 du/acre which conforms with the above.

**COMMENTS:**

The applicant is requesting approval of R1-PAD zoning, a subdivision plat and Preliminary Planned Area Development for a 26 unit, "owner-occupied," two-story townhouse project on Hayden Lane approximately half a mile east of McClintock Drive and south of University Drive. This proposal is located in the Apache Boulevard Redevelopment Project Area and appears to be consistent with the Apache Boulevard Redevelopment Plan and also with the General Plan 2020 Land Use Guidelines. The specific location is 1930 East Hayden Lane.

This proposed project located in the northern sector of the City will provide in-fill residential and should enhance the existing neighborhood. The project will provide new individual ownership opportunities for various types of buyers in the market place.

The 26 townhouse units have been designed to provide two and three bedroom two-story plans, ranging from 1,214 to 1,497 square feet. Four basic floor plans with three different elevation styles will be offered. Each lot has been designed so that any floor plan can fit on any lot. All of the homes will have its own private backyard and each unit will incorporate formal entryways, living and dining areas, kitchens, laundry facilities in the garage, two full baths upstairs, powder room downstairs and covered patios. The exterior elevations of the homes will be of a Sante Fe style architecture incorporating distinctive colors and roof tiles.

Staff believes the project as designed will help meet the cities long-standing goals of promoting new housing stock while providing a viable inventory of housing that meets the needs and life-styles of the city's varied population. The proposed R1-PAD zoning is in concert with **General Plan 2020** and conforms substantially to surrounding land uses by providing an "urban scale" single-family residential environment. As designed, the project has an acceptable lot arrangement and street pattern and will provide an enhancement to this area of the City. Staff is in support of the applicant's multiple request, subject to attached conditions and to date, no public input has been received. Planning Commission approved the zoning change from R-3 to R1-PAD by a 7-0 vote and the Preliminary P.A.D. and Final Subdivision Plat by a 6-1 vote at their meeting on October 24, 2000.

**REASON(S) FOR  
APPROVAL:**

1. The proposed residential zoning is consistent to the General Plan 2020 Land Use Guidelines for this area and should not be detrimental to the surrounding neighborhood and property owners in the immediate vicinity.
2. The proposed project will provide new individual ownership residential opportunities for this sector of the City.
3. The proposed Preliminary PAD appears to provide a quality project in the community, which will ensure security and long term value.
4. The subdivision plat appears to conform to the technical requirements of Subdivision Ordinance No. 99.21

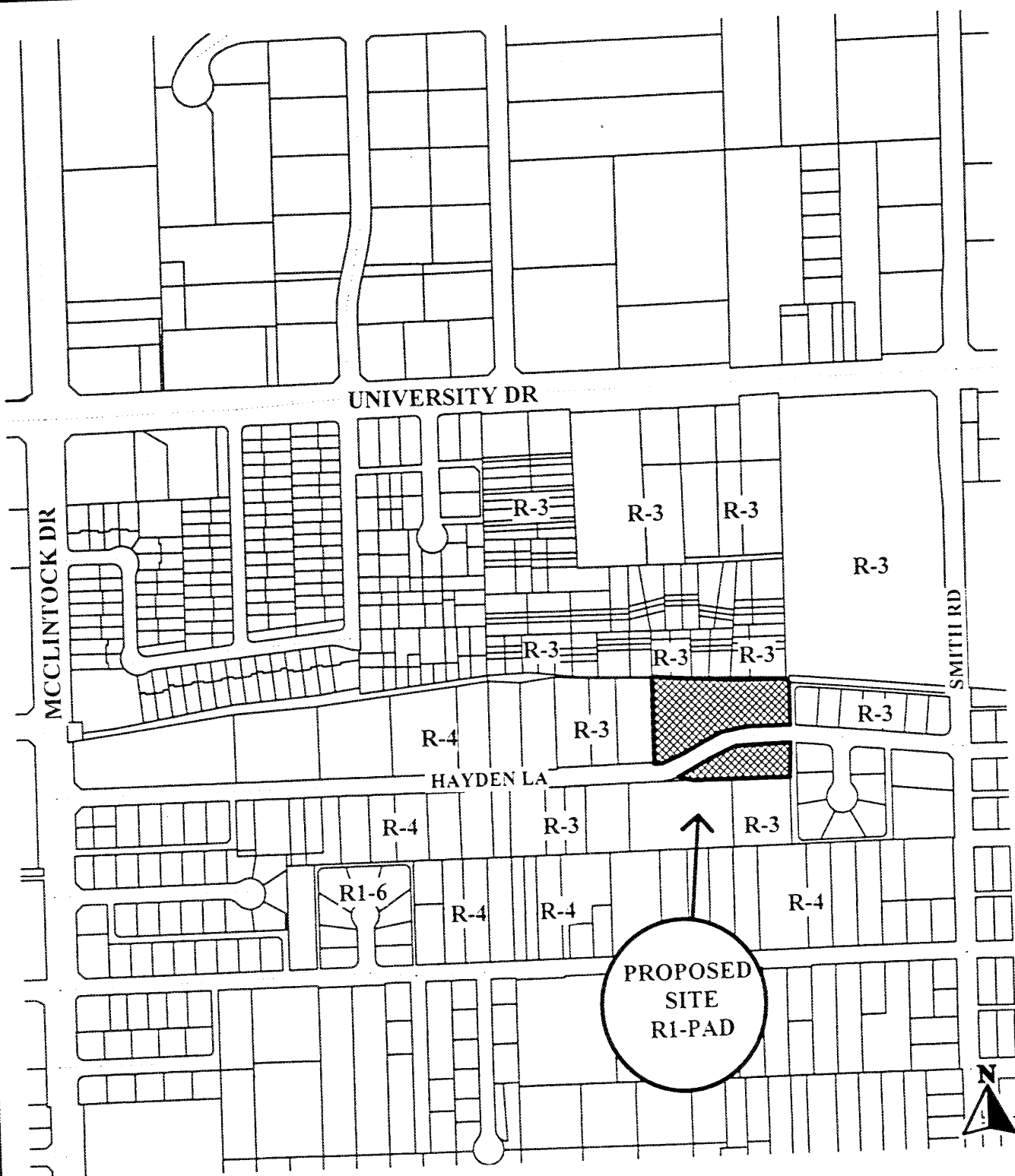
**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
- 4. A building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application, subject to a public hearing.
- 5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- 6. The applicant must submit evidence from Salt River Project to City of Tempe Development Services Department prior to City Council action indicating the property owner has the rights to utilize the SRP easement area as indicated on the plans.
- 7. All final details of the project (i.e. elevations, floor plans, open space amenities, etc.) shall be subject to Quality Study review and approved by the Design Review Board prior to Council action.
- 8. The Preliminary P.A.D. and Final Subdivision plat shall be put into proper format and recorded by the Maricopa County Recorder's Office within one year of City Council action.
- 9. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit.
- 10. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.

HAYDEN COVE

ZON-2000.11



Location Map

# HAYDEN COVE TOWNHOUSES

## A PLANNED AREA DEVELOPMENT

### PRELIMINARY REPLAT OF 'GALLEON COVE CONDOMINIUMS'

### AS RECORDED IN BOOK 233, PAGE 8, M.C.R.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 1 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

#### GENERAL NOTES

PROPOSED ZONING: R-1 PUD  
EXISTING ZONING: R-3  
SITE: GROSS, 113,772 SF ± 24 ACRES  
NET, 96,794 SF ± 22 ACRES  
NUMBER OF LOTS: 78  
NUMBER OF UNITS: 78  
MIN. LOT SIZE: 2,274 SF  
DENSITY: 0.34 UNITS / AC  
GROSS = 10.01 / AC  
NET = 11.80 / AC  
NUMBER OF TRACTS: 17

ALL NEW UTILITIES WITHIN THE SUBDIVISION SHALL BE PLACED UNDERGROUND.  
ALL EXISTING UTILITIES SHALL BE PLACED UNDERGROUND.  
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.  
THE CITY OF PHOENIX SHALL BE DEEMED TO HAVE CONSENTED TO THE CITY OF PHOENIX AND APPROVED IN ACCORDANCE TO MARICOPA COUNTY AND MARICOPA COUNTY DETAIL AND SPECIFICATIONS.  
TRACTS A-P ARE UNDEVELOPED COMMON AREAS THAT MAY BE USED AS COMMON AREAS OR TRACTS. ALL TRACTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
REFER TO TRACT TABLE FOR OTHER TRACTS AND TRACT USES.

#### BASIS OF BEARING

THE NORTH-SOUTH MERIDIAN LINE OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING = SE 89° 00' 00" E 100.00 FEET ± 0.00 FEET

#### LEGAL DESCRIPTION

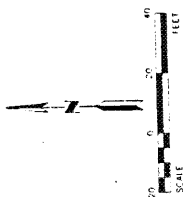
THIS IS A TO BE, ACQUISITION OF INTERESTS IN THE GALLEON COVE CONDOMINIUMS, A PLANNED AREA DEVELOPMENT, AS RECORDED IN BOOK 233, PAGE 8, M.C.R., MARICOPA COUNTY, ARIZONA.  
THIS TRACT WITH AN UNDEVELOPED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT TO EACH OTHER, AS SET FORTH IN SAID DECLARATION AND PLAT.

#### TRACT USE TABLE

TRACT	USE	AREA #
A	COMMON PRIVATE STREET #	5,000
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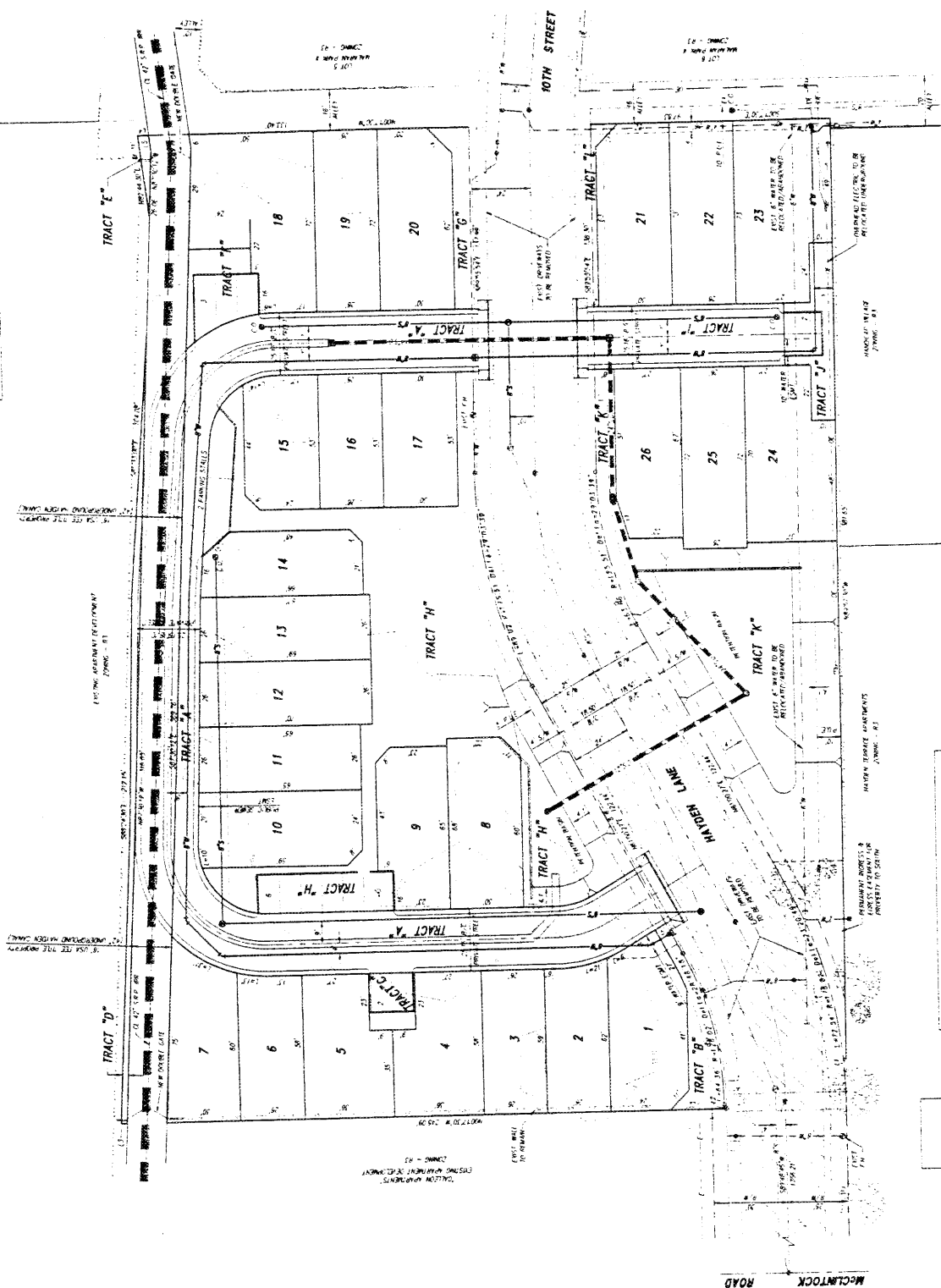
SPD. 2000. 66  
SBD. 2000. 67



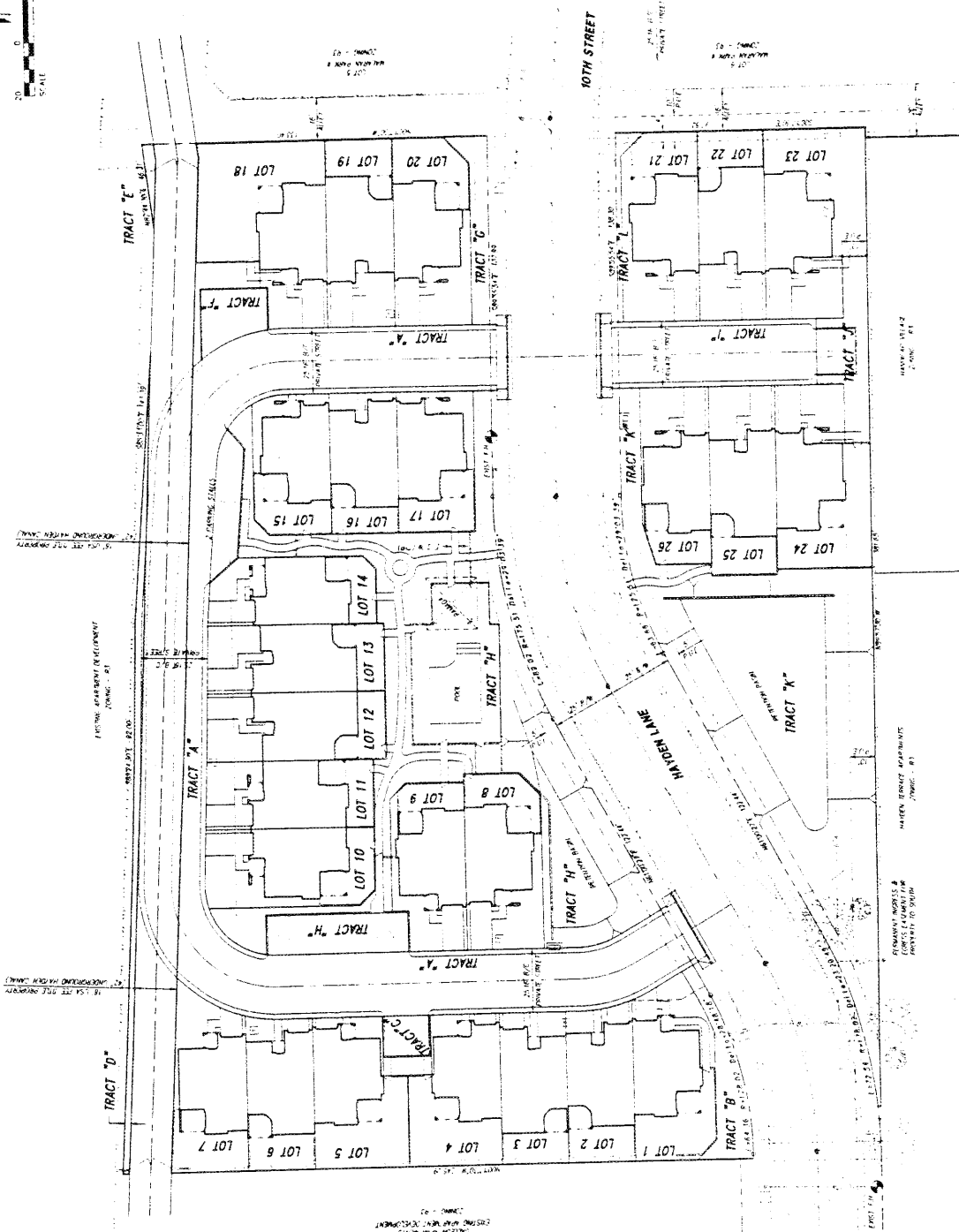
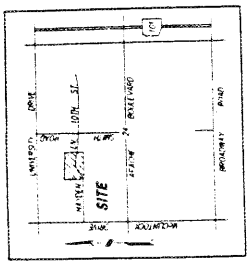
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LINE TABLE		
LINE	LENGTH	READING
1	1.20	500.1 0.70
2	2.36	503.45 0.50
3	2.41	500.7 0.50
4	4.05	500.1 0.70
5	6.14	502.46 0.50



# PRELIMINARY P.A.D. OF HAYDEN COVE TOWNHOUSES 1934 & 1945 EAST HAYDEN LANE



**PROJECT NAME/ADDRESS**  
HAYDEN COVE TOWNHOUSES  
1934 & 1945 EAST HAYDEN LANE

**PARCEL INFORMATION**  
APPROVED ZONING: P-1 AND  
EXISTING ZONING: R-1  
SITE: 113,792 SQ. FT. 2.6 ACRES  
NET: 86,794 SQ. FT. 2.0 ACRES

**ARCHITECT**  
JAMES E. HARRIS ARCHITECTS  
3015 EAST CATALINA AVENUE  
TUCSON, ARIZONA 85718  
PHONE: (520) 526-6666

**PROJECT DESCRIPTION**  
26 TOWNHOUSES, 2-STORY, 1 CAR GARAGE  
PERMANENT EASEMENT

**OWNER**  
HARRIS ESTATE TRUST, INC.  
SOUTHWEST ARIZONA REAL ESTATE  
FUND, L.P.  
PHONE: (520) 526-6666

**SUBMITTED BY**  
JAMES E. HARRIS ARCHITECTS  
3015 EAST CATALINA AVENUE  
TUCSON, ARIZONA 85718  
PHONE: (520) 526-6666

**BUILDING INFORMATION**  
BUILDING HEIGHT: 24 FT. 11.1 IN. 2-STORIES  
BUILDING TYPE: 2-STORY, 1 CAR GARAGE  
APPROVED USE: RESIDENTIAL  
ALLOTMENT AREA: 113,792 SQ. FT.  
BUILDING FOOTPRINT: 26,794 SQ. FT. 1.2 AC  
PAVING: ASPHALT  
LANDSCAPING: 2,794 SQ. FT. 0.06 ACRES  
LANDSCAPING (ON SITE): 26,794 SQ. FT. 0.06 ACRES

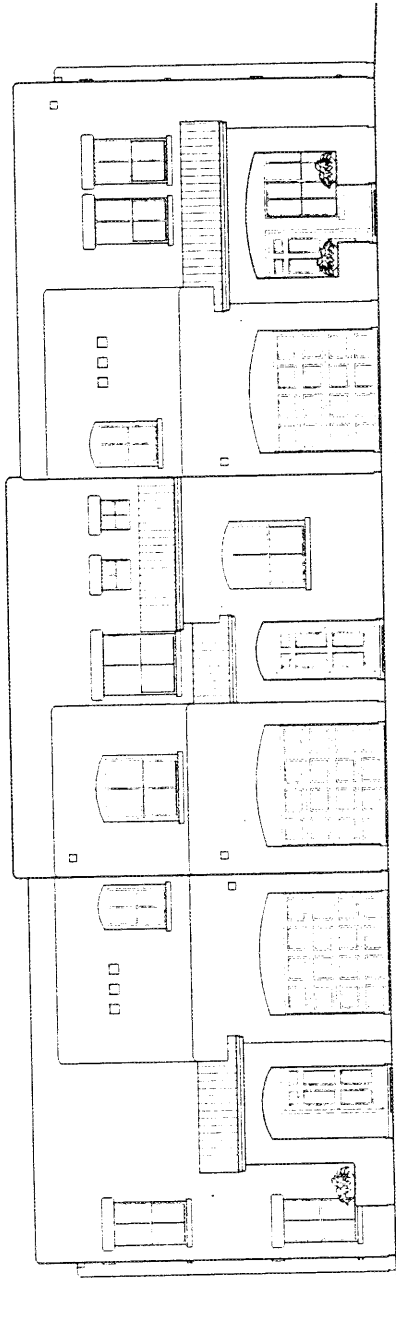
**UNIT DESCRIPTION**  
UNIT 1: 1,274 SQ. FT. 2-STORY, 2 BATHROOM, 1 CAR GARAGE  
UNIT 2: 1,274 SQ. FT. 2-STORY, 2 BATHROOM, 1 CAR GARAGE  
UNIT 3: 1,274 SQ. FT. 2-STORY, 2 BATHROOM, 1 CAR GARAGE

**NOTE**  
(CONTRACTS IN PROGRESS MAY VARY SLIGHTLY FROM THIS PRELIMINARY PLAN)

**LANDMARK  
ENGINEERING, INC.**  
7310 N. 19TH STREET, SUITE 200  
TUCSON, ARIZONA 85704

SPD. 2000.66  
SPD. 2000.67

<b>READ ME</b> THIS SET OF PLANS IS THE PROPERTY OF THE CITY OF PHOENIX. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF PHOENIX.	<b>5-B-D-F-R-D-T-S-I-G-N-G-R-O-U-P</b>	<b>CLENN A. SABLE</b> ARCHITECT, INC. 4415 EAST PASADENA AVENUE PHOENIX, ARIZONA 85018 PHONE 602-956-6635	<b>MARLOR HOMES</b> 8160 E. BURNER DRIVE, SUITE 9 SCOTTSDALE, ARIZONA 85260 PHONE (480) 948-9550	<b>THREE PLEX</b>	<b>STREET</b>	<table border="1"> <tr> <td>7</td> <td>4</td> </tr> <tr> <td>7</td> <td>4</td> </tr> <tr> <td>7</td> <td>4</td> </tr> </table>	7	4	7	4	7	4
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PLAN 1305

PLAN 1497

PLAN 1214

SPD-2000-66  
 SPD-2000-67

**READ ME**

THIS SET OF PLANS IS TO BE USED FOR THE CONSTRUCTION OF THE PROJECT SHOWN. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE ALL NECESSARY INFORMATION FOR THE CONTRACTOR TO CONSTRUCT THE PROJECT ACCORDING TO THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE PLANS.

**SUB-PROJECT INFORMATION**

3415 EAST PASADENA AVENUE  
PHOENIX, ARIZONA 85018  
PHONE: 602-956-6695

**ARCHITECT: NCARB**

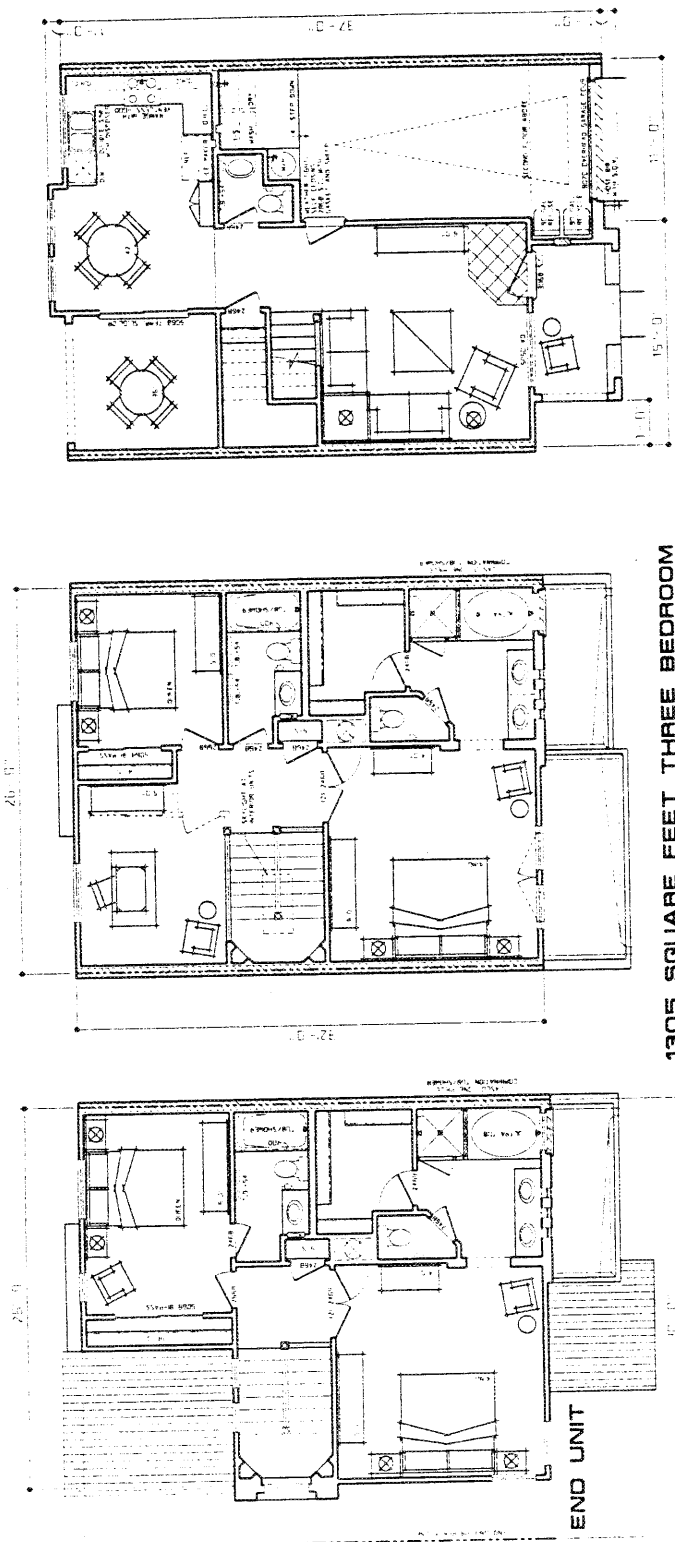
**Presentation**

8150 E. BUTTERFLY DRIVE, SUITE 5  
SCOTTSDALE, ARIZONA 85260  
PHONE: (602) 948-9550

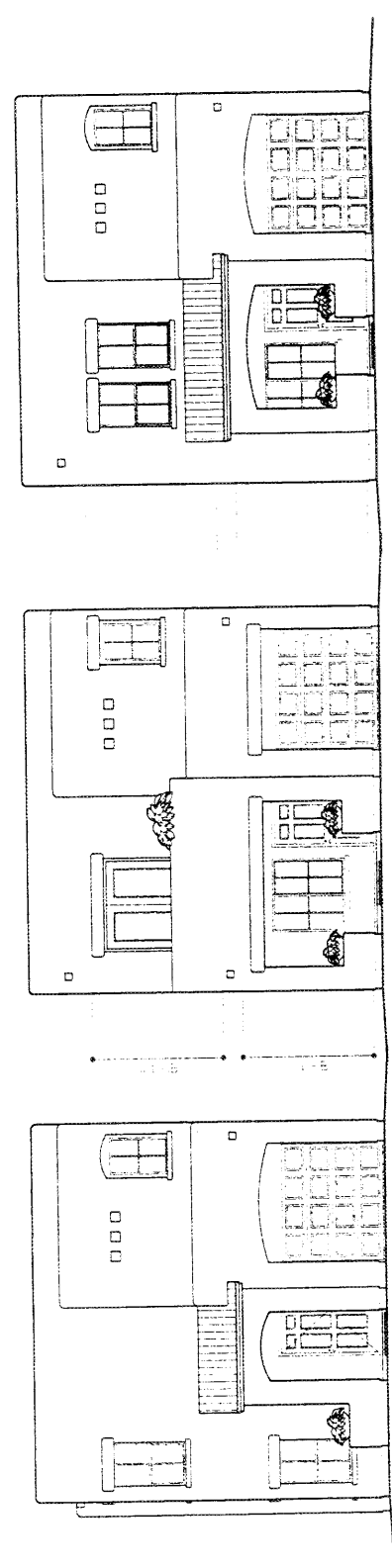
**MARJOR HOMES**

**HCT PLAN 1214**

**2**



1305 SQUARE FEET THREE BEDROOM  
1214 SQUARE FEET TWO BEDROOM



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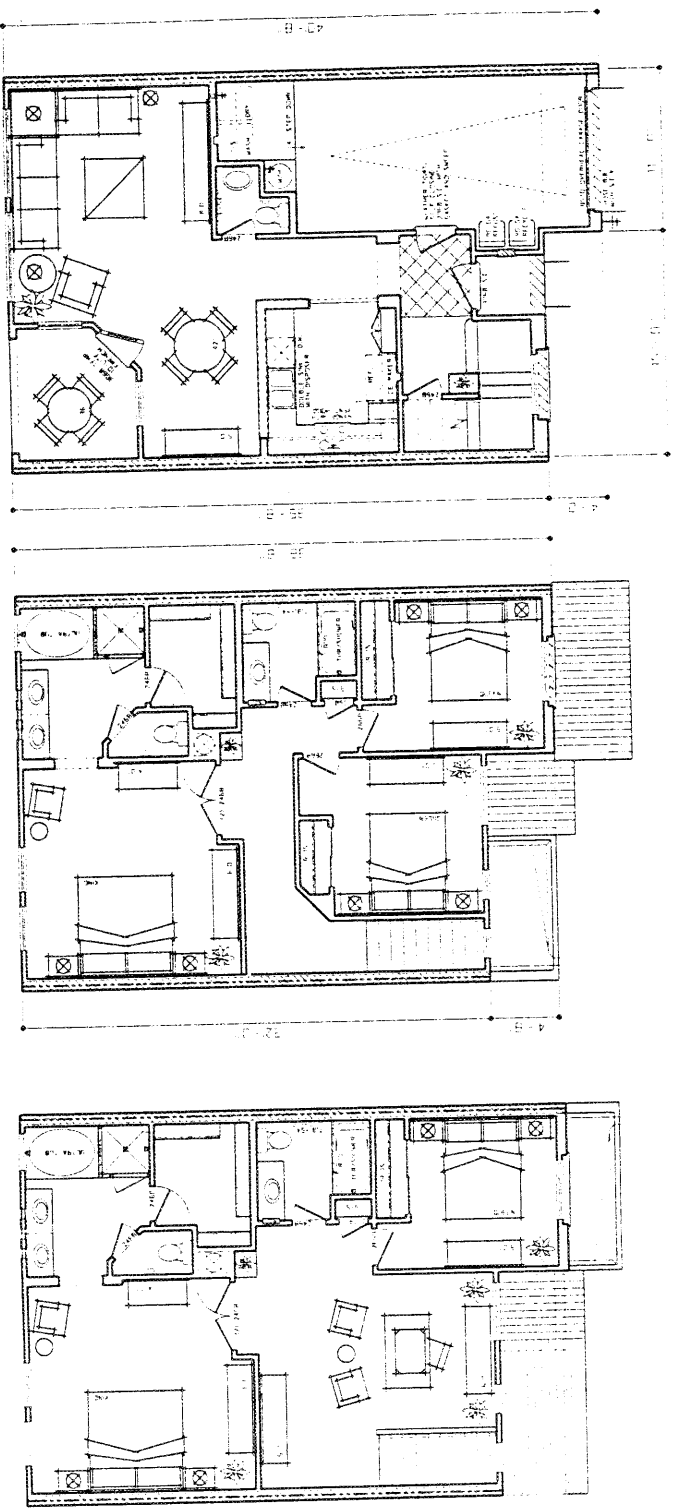
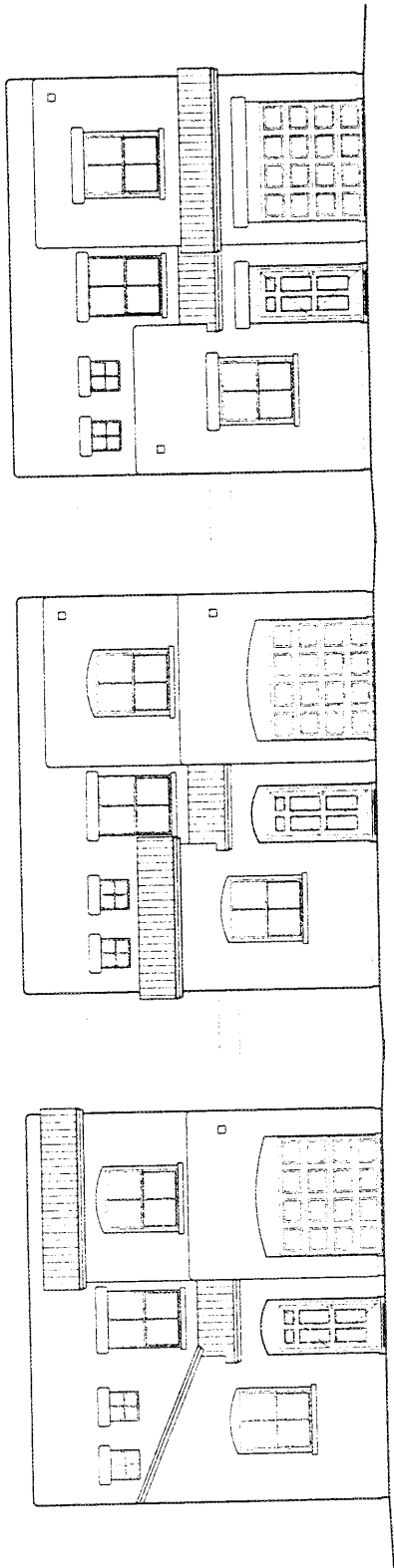
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NET PLAN  
 1497












































































**MARLOR HOMES**  
 MARLOR LAND CO., INC. 1411 N. 1ST AVE.  
 SCOTTSDALE, ARIZONA 85260  
 PHONE (602) 948-9550  
**PRESENTATION**

**GLENN A. SAUER**  
 ARCHITECT, NCARB  
 3415 EAST PASADENA AVENUE  
 PHOENIX, ARIZONA 85018  
 602-956-6695

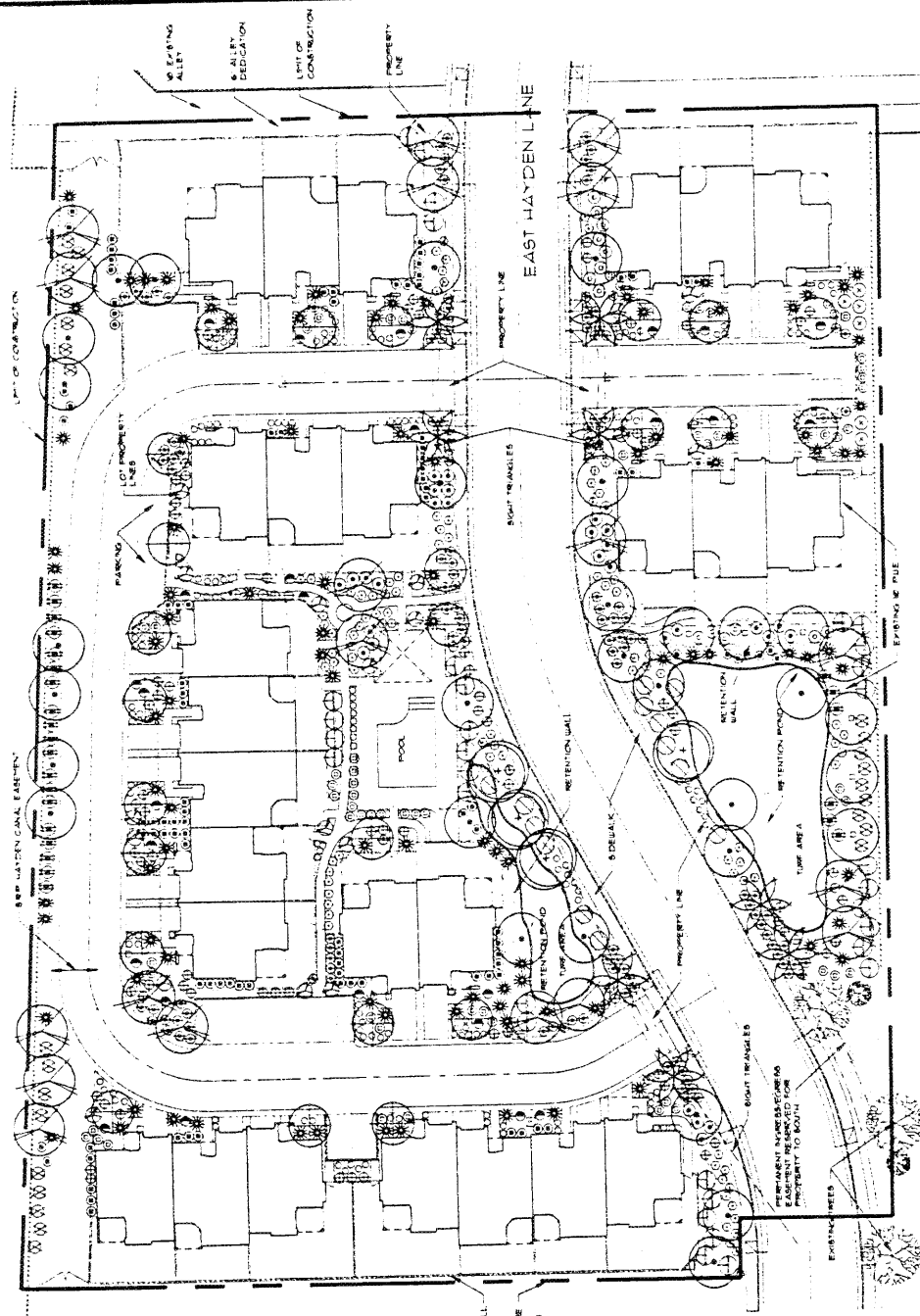
**3-b-d-r-g-t-s-i-q-h-g-r-o-u-p**  
**READ ME**  
 1. THIS SET OF PLANS IS FOR THE DESIGN OF A 3-BEDROOM, 2.5-BATH, 1,400-SQ. FT. HOUSE. THE HOUSE IS TO BE BUILT ON A 0.25-ACRE LOT. THE HOUSE IS TO BE BUILT ON A 0.25-ACRE LOT. THE HOUSE IS TO BE BUILT ON A 0.25-ACRE LOT.



## LANT SCHEDULE

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## LANDSCAPE NOTES

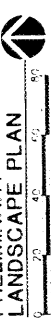
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## ADDITIONAL LANDSCAPE NOTES

- 1 FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED GUARANTEES
- 2 IN PROVISIONS, DETERMINE THE SIZE OR QUANTITY OF REPAIRS FROM THE APPROVED LANDSCAPE
- 3 OR REPAIRS PLANNED AND WITHOUT FORMAL APPROVAL FROM THE CITY OF THE TARGET LANDSCAPE
- 4 SECTION MATERIALS AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN'S
- 5 ASSOCIATION STANDARDS
- 6 ALL TYPES OF WEEDS, PLANTS OR OTHER COMPLAINTS WITH THE ARIZONA DEPARTMENT
- 7 OF AGRICULTURE AND RANGERS IN THE MOUTH OF WATER AND DESIGNATED TO BE PLANT THAT ARE
- 8 DAMAGED OR DESTROYED MUST BE REPLACED IN KIND BY THE CONTRACTOR. CONTACT THE
- 9 RANGERS DEPARTMENT PRIOR TO ANY REPAIRS TO PLANT IN THE MOUTH OF WATER AND CONNECTED
- 10 EROSION CONTROL WITH REPAIRS AND THROUGH REPAIRS TO REPAIRS. CONTRACTOR TO
- 11 CAP OF OR ASSURANCE PLANNING, INVIOLATION TO PLANT MATERIAL, AND PROOF OF NEW MATERIAL

## CITY OF TEMPE NOTES

- 1 ALL LANDSCAPE SHALL BE LEFT OR PLANTED CITY OF TROY, NY REQUIREMENTS.
- 2
- 3 ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED SYSTEM
- 4 ALL LANDSCAPE AREAS SHALL BE COORDINATED WITH ELECTRICAL AND CIVIL ENGINEERING PLANS
- 5 HARDSHIP PRESENT OF PLANTING SHRUBS IN PARKING SPACES BETWEEN WALLS AND BUILT TRIANGLES TO BE 2' OF THE CITY OF TROY REQUIREMENTS.
- 6 NO RIVER ROCK PERMITTED AT THIS LOCATION 2' OF EACH SIDE IS PERMITTED IN

PRELIMINARY  
LANDSCAPE PLAN

SPD. 2000. 66  
SPD. 2000. 67

STATE OF ARIZONA  
COUNTY OF MARICOPA  
CITY OF TEMPE  
CLERK

RECEIVED  
JUN 1 1984  
CITY OF TEMPE  
PLANNING DEPT

# GALLEON COVE CONDOMINIUMS

A CONDOMINIUM DEVELOPMENT OF PART OF THE N.W. 1/4 OF SECTION 24 T.1N., R.4E. OF THE GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA. CONSISTING OF 4 SHEETS

FILED

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM D. HUGENT, AS PRESIDENT, GALLEON PROPERTIES INC., A NEVADA CORPORATION, HAS PLATTED UNDER THE NAME OF GALLEON COVE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT OF PART OF THE N.W. 1/4, SECTION 24, T.1N., R.4E., GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREIN AND NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND APPROVES THE PLAT OF GALLEON COVE CONDOMINIUMS AS SHOWN HEREIN AND APPROVES EACH AND EVERY DESIGNATION AS MORE SPECIFICALLY SET FORTH HEREIN.

IN WITNESS WHEREOF, COUNTY OF MARICOPA, A CALIFORNIA CORPORATION

BY William D. Hugent TITLE President

DATE 5/12/84

## RATIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED HAS AN INTEREST OF RECORD IN THE UNDERLYING PROPERTY BEING PLATTED AS GALLEON COVE CONDOMINIUMS, A PART OF THE N.W. 1/4, SECTION 24, T.1N., R.4E., GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREIN AND NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND APPROVES THE PLAT OF GALLEON COVE CONDOMINIUMS AS SHOWN HEREIN AND APPROVES EACH AND EVERY DESIGNATION AS MORE SPECIFICALLY SET FORTH HEREIN.

IN WITNESS WHEREOF, A BARTER INSURANCE, AS AGENT FOR AMERICAN NOTARISTS INSURANCE COMPANY

BY Barbara A. Bartel TITLE Secretary

DATE 5/12/84

## CERTIFICATION OF ASSURED WATER SUPPLY

GALLEON COVE CONDOMINIUMS IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-526 ASSURPTION E

## ACKNOWLEDGEMENT

STATE OF CALIFORNIA

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
CITY OF TEMPE  
CLERK

ON THIS 5/12/84 DAY OF May, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, KNOWN TO ME TO BE THE PRES. OF GALLEON PROPERTIES INC., A NEVADA CORPORATION, AND ACKNOWLEDGED THAT HE HAS PLATTED THE WITHIN INSTRUMENT ON BEHALF OF GALLEON PROPERTIES INC. FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 5/12/84 DATE 5/12/84

## CERTIFICATE OF SURVEY

I, ALEXANDER M. STEVENS, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 1980 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS SHOWN FULLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DATE May 7 1984

ALEXANDER M. STEVENS  
REG. CIVIL ENGINEER  
ARIZ. NO. 12511

## APPROVAL

APPROVED BY THE MAYOR OF THE CITY OF TEMPE, ARIZONA ON THIS 21 DAY OF July 1980.

ATTEST Calvin S. Soper  
CLERK

BY: Thomas E. Mitchell  
MAYOR

## RATIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED HAS AN INTEREST OF RECORD IN THE UNDERLYING PROPERTY BEING PLATTED AS GALLEON COVE CONDOMINIUMS, A PART OF THE N.W. 1/4, SECTION 24, T.1N., R.4E., GILA & SALT RIVER BASIN & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREIN AND NOW, THEREFORE, THE UNDERSIGNED HEREBY RATIFIES, CONFIRMS, AND APPROVES THE PLAT OF GALLEON COVE CONDOMINIUMS AS SHOWN HEREIN AND APPROVES EACH AND EVERY DESIGNATION AS MORE SPECIFICALLY SET FORTH HEREIN.

IN WITNESS WHEREOF, COUNTY OF MARICOPA, A CALIFORNIA CORPORATION

BY William D. Hugent TITLE President

DATE 5/12/84

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
CITY OF TEMPE  
CLERK

ON THIS 5/12/84 DAY OF May, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, KNOWN TO ME TO BE THE PRES. OF GALLEON PROPERTIES INC., A NEVADA CORPORATION, AND ACKNOWLEDGED THAT HE HAS PLATTED THE WITHIN INSTRUMENT ON BEHALF OF GALLEON PROPERTIES INC. FOR THE PURPOSES THEREIN CONTAINED.

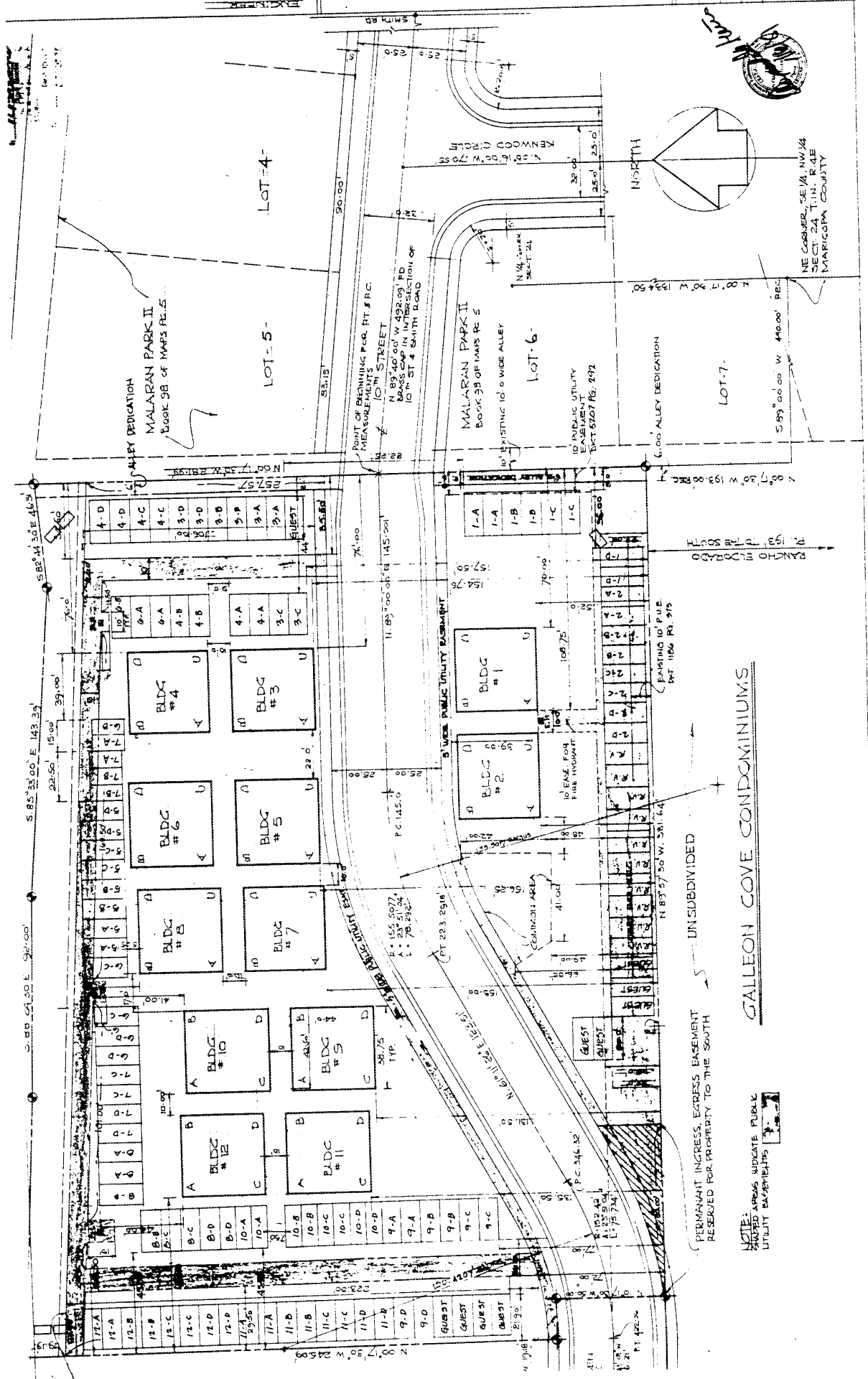
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 5/12/84 DATE 5/12/84

BY: Thomas E. Mitchell  
MAYOR

Y.M. STEVENS & ASSOCIATES  
229 MILLER ROAD  
SCOTTSDALE, ARIZONA 85261  
TELEPHONE (602) 946-3473

CALLEON COVE CONDOMINIUMS  
 CALLEON PROPERTIES INC  
 575 BOX 1008  
 OAKLAND, CALIF. 94608



GALLEON COVE CONDOMINIUMS

PERMANENT INGRESS, EGRESS EASEMENT  
RESERVED FOR PROPERTY TO THE SOUTH

NOTE: STARTED AROUND MIDKATE PUBLIC UTILITY BASINMENTS



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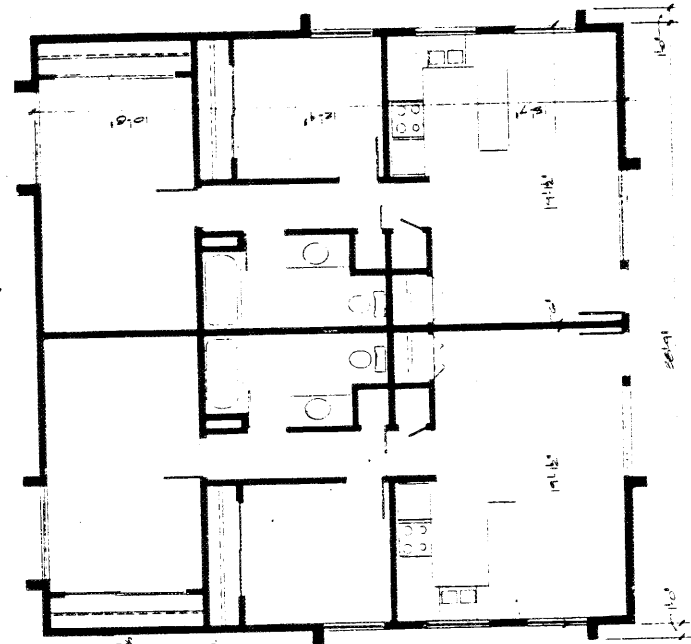
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DEATH MARK:

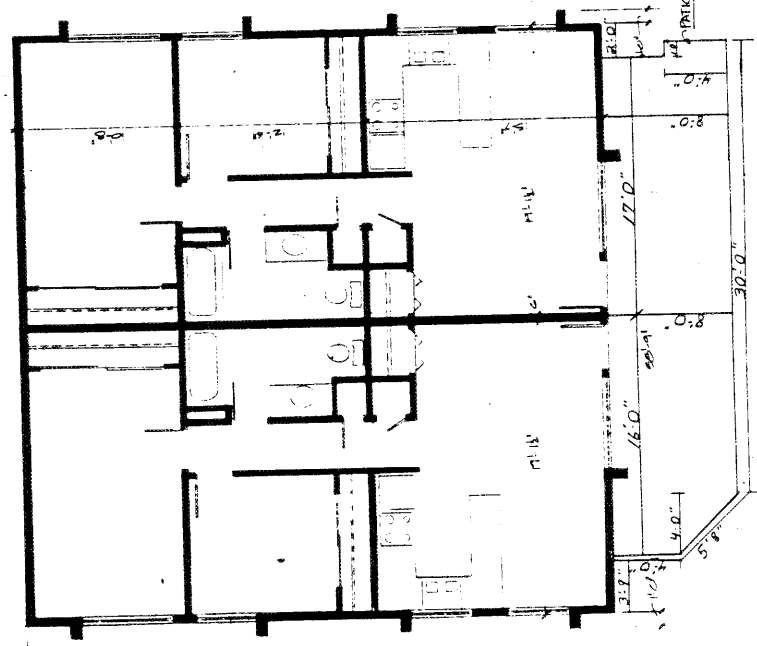
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DESCRIPTION[illegible]

SCHENKLE  
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 LOW BURNING PLANT  
 HIGH FINEST PLANT  
 LOW CASHING  
 HIGH CASHING  
 CASH CASHING  
 SEE SCHEDULE  
 SEE SCHEDULE  
 SEE SCHEDULE  
 SEE SCHEDULE  
 WARD 7. CASHING FEE



TYP. PLAN FOR BLDG. NOS. 1,3,6,7,9 & 12



TYP. PLAN FOR BLDG NO'S. 2, 4, 5, 8, 10 & 11

NOTES:

- [illegible]

30 FIRST FLOOR ONLY



A M STEVENS & ASSOCIATES  
4201 MILLER RD  
SCOTTSDALE, AZ 0961

CALLERON COVE CONDOMINIUMS  
FALTON PROPERTIES INC.  
PO BOX 1055  
BOLTON & LEER, A. 9800



# HAYDEN COVE

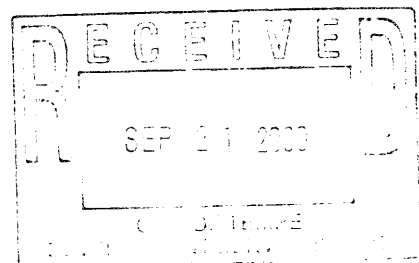
Hayden Cove is a proposed development of twenty-six (26) deeded lot townhouses on a site of approximately 2.6 acres, having a gross density of ten (10) units per acre. The property is located on Hayden Lane, approximately half a mile east of McClintock and south of University straddling Hayden Lane both on the north and south side. The applicant Tettenhall L.L.C., a company owned by the principals of the builder, Marlor Land Company, Inc., is requesting to abandon the existing approved condominium plan for the property know as Galleon Cove, and approval of a zoning change to R-1 PAD, a preliminary plat and planned area development.

The concept of the development is to build two-story single family attached housing with each home having its own private backyard. Each lot has been designed so that any floor plan can fit on any lot. The lot for each house will be deeded to the homeowner, however a Homeowners Association will maintain the front yards and common areas. The community has been planned so that each home will have its own front door and attached garage with direct access from the roadways within the community. Common area facilities will include community pool, ramada and extensive landscaped open space with meandering walkways.

The houses have been designed to provide two and three bedroom two-story plans, ranging from 1214 to 1497 square feet. Each house will incorporate formal entryways, living and dining areas, kitchens, laundry facilities in the garage, two full baths upstairs, powder room downstairs and covered patios. The exterior elevations of the homes will be of a Sante Fe style architecture incorporating distinctive colors and roof tiles.

It is anticipated that these homes will appeal to various types of buyers in the market place. These will include young couples, empty nesters, single parent families, professional singles, and parents purchasing homes for their student attending the near by Arizona State University. While we are unable to determine exact pricing at this juncture, we are trying to ensure that they will be in the "affordable" sector of the market.

We are extremely proud of the design and concept for the development we are presenting to you.



ORDINANCE NO. 808.2000.12

AN ORDINANCE AMENDING SECTION I OF PART 2.F. OF  
ORDINANCE NO. 808 OF THE CITY OF TEMPE AND THE  
DISTRICT ZONING MAP ACCOMPANYING AND MADE  
PART OF THE SAID ORDINANCE NO. 808.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE,  
ARIZONA, as follows:

SECTION 1. That Section I.2.F. of Ordinance No. 808 of the Zoning Ordinance  
of the City of Tempe and the District Zoning Map of the City of Tempe accompanying and made  
a part of the said Ordinance No. 808 be and they are hereby amended by removing the below  
described property from the

LEGAL DESCRIPTION

Units A to D, inclusive, of Buildings 1-12, inclusive,  
Galleon Cove Condominiums, according to Declaration of  
Horizontal Property Regime Recorded in Docket 15295,  
Page 302; Recorded in Book 233 of Maps, Page 8 and  
Affidavit of Correction Recorded in Docket 15295, Page  
64, Records of Maricopa County, Arizona;

Together with an Undivided Interest in and to the Common  
Elements Appurtenant to each other, as set forth in said  
declaration and plat.

SECTION 2. Further, those conditions of approval imposed by the City Council,  
**Case #ZON-2000.11** are hereby expressly incorporated in ordinance by this reference.

PASSED AND ADOPTED by the City Council of the City of Tempe, Arizona,  
this \_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Mayor

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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City Attorney

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Development Services Director

# MINUTES



Planning & Zoning Commission

Council Chambers  
31 East Fifth St.  
7:00 p.m.

**T U E S D A Y**  
**O C T O B E R 24, 2000**

The regular meeting of the Planning and Zoning Commission began at 7:05 p.m., in the City Council Chambers, 31 E. Fifth Street. Present were Chairman Mattson, Vice-Chairman Huellmantel, Commissioners Spitler, DiDomenico, Oteri, Duke and Vaz. Also present were Fred Brittingham, Principal Planner; Grace DelMonte Kelly, Planner II; DeeDee Kimbrell, Planner I; Hector Tapia, Senior Planner; Renée Hancotte, Secretary Supervisor and 2 interested citizens.

On a motion by Commissioner Huellmantel, seconded by Commissioner Oteri, the Commission with a vote of 6-0, (Commissioner Duke abstained) approved the Minutes of 10/10/00 as submitted.

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On a motion by Commissioner Huellmantel, seconded by Commissioner Oteri, the Commission with a vote of 6-0, (Commissioner Spitler declared a conflict of interest and abstained) approved the following consent items:

**PLANNED DEVELOPMENT (0406)** Hold a public hearing for **GARFIELD GOODWIN BUILDING** (Victor and Vicki Linoff, property owners) for designation as a historic property located at 512-516 S. Mill Avenue. The following approval is requested from the City of Tempe:

**#HPO-2000.49** Designation as a Historic Property for the Garfield Goodwin Building on .09 net acres at 512 - 516 S. Mill Avenue.

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**PLANNED DEVELOPMENT (0406)** Hold a public hearing for **PEDRO ESCALANTE HOUSE** (Gary Gilbar, property owner) for designation as a historic property located at 1007 E. 8<sup>th</sup> Street. The following approval is requested from the City of Tempe:

**#HPO-2000.51** Designation as a Historic Property for the Pedro Escalante House on .137 net acres at 1007 E. 8<sup>th</sup> Street.

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**THE PLANNING COMMISSION THEN RETURNED TO THE REGULAR AGENDA.**

**PLANNED DEVELOPMENT (0406)** Hold a public hearing for **HAYDEN COVE** (Mark Hardy Marlor Homes, property owner) for a zone change, a Preliminary Planned Area Development and a Final Subdivision Plat at 1930 East Hayden Lane, for the development of 26 townhomes on 2.2 net acres. The following approvals are requested from the City of Tempe:

- a. **#ZON-2000.11 ORDINANCE NO. 808.2000.12** A zoning change from R-3 Multi-Family Residence Limited to R1-PAD One Family Residential.
- b. **#SPD-2000.66** A Preliminary Planned Area Development for 26 townhomes on 2.2 net acres.
- c. **#SBD-2000.67** A Final Subdivision Plat consisting of 26 lots and 1 tract on 2.2 net acres.

Mark Hardy, President of Marlor Homes, represented the request and gave a brief history of the site. Mr. Hardy explained that the homes will be from 1200 to 1500 s.f., and range in price from \$115,000 to \$135,000 with emphasis on a larger number of three bedroom units. Mr. Hardy knows that people will utilize street parking but recognizes there will be sufficient on-site parking.

Commissioner Spitler recognized that this was a difficult site and commended Mr. Hardy on his efforts. Commissioner Spitler asked Mr. Hardy why he hadn't designed the site with the townhomes fronting on Hayden Lane. Mr. Hardy stated that they had initially designed in that fashion but had been told there was some type of State ordinance or regulation that prevented ingress/egress onto Hayden Lane.

Mr. Brittingham stated that multifamily is not allowed to back onto public streets. Traffic Engineering was concerned with the angle of the street, possible speeding by traffic and backing onto the street. Given these concerns, Traffic Engineering consider the current plan to be the best and believes this project will enhance the area.

Commissioner Spitler did not agree. Traffic Calming procedure could be initiated. Believed this could have been a brilliant opportunity where a village could be built but is not permitted to happen because of Traffic Engineering.

There was no audience participation.

Commissioner DiDomenico appreciated the points made by Commissioner Spitler but felt that if the townhomes fronted on Hayden Lane, the second row of townhomes (placed behind the first row) would be hard to sell. Commissioner DiDomenico stated that he will always vote for safer design over aesthetics and will support the design as submitted.

Commissioner Huellmantel agreed with Commissioner Spitler in many ways but also agreed with safer design. The second concern would be traffic along Hayden Lane with townhomes fronting the street. Commissioner Huellmantel will support the project as submitted.

Chairman Mattson will support the project as submitted and believes it will benefit the area.

Commissioner Oteri felt that they were somewhat short on parking space but if it were redesigned the overflow parking would be lost; therefore, Commissioner Oteri will support the project.

**MOTION:** Commissioner Huellmantel made a motion to approve #ZON-2000.11 and Ordinance 808.2000.12, including the appropriate conditions as listed on the Staff Report.  
Commissioner Vaz seconded the motion.

**VOTE:** Passed 7-0.

**MOTION:** Commissioner Huellmantel made a motion to approve #SPD-2000.66 and #SBD-2000.67, including the appropriate conditions as listed on the Staff Report.  
Commissioner Vaz seconded the motion.

**VOTE:** Passed 6-1 (Commissioner Spitler dissented)

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There being no further business the meeting was adjourned at 7:45 p.m.

  
Fred Brittingham  
Principal Planner

/jrh